



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 6, 2023

#### Background

An Agricultural District provides protection for farmers against nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

#### Application: Lee

<b>Owner:</b>	R. Patrick Lee, Trustee
<b>Owner's Address:</b>	10544 McIntosh Road
<b>Parcel Number:</b>	063-140340-00.007
<b>Property Location:</b>	10544 McIntosh Road
<b>Acres:</b>	19.87

#### Staff Review

- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG - Agricultural
East	AG - Agricultural
South	AG - Agricultural
West	AG - Agricultural

- Future Land Use Map: The subject property is recommended for Conservation Rural. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Rural
East	Conservation Rural
South	Conservation Rural
West	Conservation Rural

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.



# APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application \_\_\_\_\_  
Renewal Application ☒

A. Owner's Name: LEE R PATRICK TRUSTEE  
Owner's Address: 10544 MCINTOSH RD PATASKALA OH 43062  
Description of land as shown on property tax statement: \_\_\_\_\_  
Location of Property \_\_\_\_\_ Licking County  
Street or Road \_\_\_\_\_  
TAX DISTRICT(S) PATASKALA LK HGHTS LSD-WLJFD PARCEL NUMBER(S) 063-140340-00.007 # OF ACRES 19.8700  
TOTAL # OF ACRES: 19.8700

B. Does any of the land lie within a municipal corporation limit? Yes ☒ No \_\_\_\_\_  
If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.  
C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
Yes ☒ No \_\_\_\_\_ If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland	13.0	13.0	13.0
Permanent Pasture used for animal husbandry	1.0	1.0	1.0
Woodland devoted to commercial timber & nursery stock	2.2	2.2	2.2
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas	3.67	3.67	3.67
Total Acres	19.87	19.87	19.87

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government? Yes ☒ No \_\_\_\_\_  
If "NO", complete the following:  
1. Attach evidence of the gross income for each of the past three (3) years, or  
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: [Signature] Date: 1/5/2023

## BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: \_\_\_\_\_  
County Auditor's Signature: \_\_\_\_\_  
Date Filed (if required) with Clerk of Municipal Corporation: \_\_\_\_\_  
Clerk's Signature: \_\_\_\_\_

### Action of legislative body of Municipal Corporation

Application Approved \_\_\_\_\_, Approved with Modifications \_\_\_\_\_, \* Rejected \_\_\_\_\_  
Date of Legislative Action \_\_\_\_\_, Clerk's Signature \_\_\_\_\_

\*if modified or rejected, attach reason for modification or rejection

DECEMBER 16, 2019, WE HIRED ERVIN WOODLAND MANAGEMENT SERVICES TO DEVELOP A WOODLAND STEWARDSHIP MANAGEMENT PLAN. IT WAS DETERMINED THE ACTUAL WOODLAND ACREAGE FOR OUR LAND IS 2.2 ACRES, NOT 1.87 ACRES PREVIOUSLY REPORTED. PLEASE SEE ATTACHED PAGES. PLEASE CONTACT ME WITH ANY QUESTIONS AT 614-783-5213

THANK YOU!

R PATRICK LEE



## ***Woodland Stewardship Management Plan***

Owner Rebecca F. Lee Trust, R. Patrick Lee Trust  
Address 10544 McIntosh Road SW  
Pataskala, OH 43062  
Phone 614-783-7536 Case Number 45-0057  
Cell \_\_\_\_\_ Email Address patandbec@gmail.com  
County Licking Township/Village/City: Urban Township  
Parcel(s): 063-140340-00.000, 063-140340-00.007  
Location: The property is located on McIntosh Road SW 0.6 miles east of the intersection with Courter Road and 0.6 miles west of the intersection with Headleys Mill Road SW.  
Woodland Stewardship Acreage: 14.1 Non-woodland Stewardship Acreage\*: \_\_\_\_\_  
Total Property Acres 41.8 \* Non-woodland acres for which stewardship recommendations are made.

This plan was written to qualify the landowner's woodland for the programs checked below:

- ☐ Ohio Forest Tax Law (OFTL) ☐ American Tree Farm Program  
☐ Environmental Quality Incentives Program (EQIP) ☒ CAUV

Parcel ID	Woodland Acres
063-140340-00.007	2.2
063-140340-00.000	11.9

Property coordinates (report in WGS 84, decimal degrees.)

Longitude: -82.68900 Latitude: 40.01688

### **Landowner Objectives**

1. Long-term sustainable woodland management
2. Management compatible with Ohio's CAUV program.

### ***General Woodland Description***

The woodland consists of primarily pole sized trees with some scattered larger trees that are probably remnants of a grazed woodland from approximately 50 years ago. There is a riparian (streamside) area in the northeastern corner of the woodland. There are a few standing dead ash trees remaining with many more down and dead. There was a small harvest on the property about 3-years ago.

**Inventory Method:** On Site Property Review

# Woodland Stewardship Management Plan



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**Owner's Information:**

Owner: Rebecca F. Lee Trust, R. Patrick Lee Trust

Signed: *Rebecca F. Lee*

Date: 12/31/2019

Case Number: 45-0057

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**Preparer's Information:**

Prepared by: Mark S. Ervin, CF

Signature: *Mark S. Ervin*

Mark S. Ervin

Date: 12/16/2019

Ervin Woodland Management Services

6675 Bloomfield Road

Centerburg, OH 43011

This plan is valid for the period beginning 1/1/2020 and ending 12/31/2030

Plan Status: New

Reviewer Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# Michael L. Smith

## Auditor, Licking County, Ohio

LEE R PATRICK TRUSTEE

10544 MCINTOSH RD

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07400 Pataskala -- NE Quarter  
Classification: 111 CAUV general farm  
Acreage:  
Property Desc: 19.873 AC LOT 19 R15 T1 Q1

Parcel #: 063-140340-00.007

Rt #: 063-002.00-067.001

1 of 1



### ATTRIBUTES

Story Height: 2  
Exterior Wall: Frame  
Heating: Central Warm Air  
Cooling: Central  
Basement: Full Basement  
Attic: None

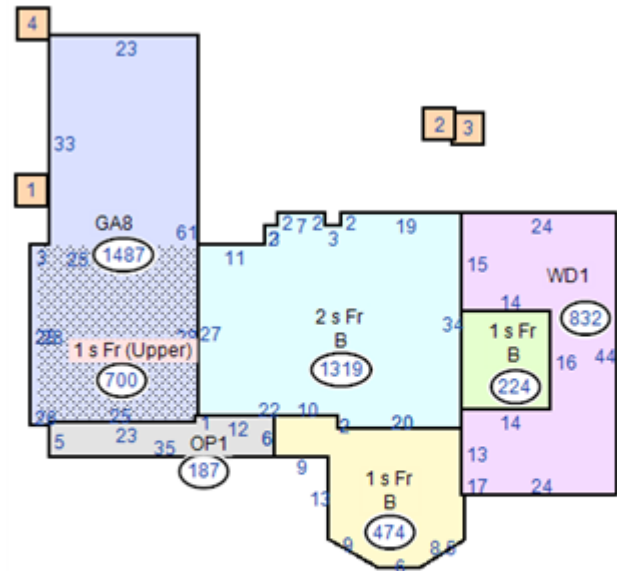
Total Rooms: 9.0  
Bedrooms: 4.0  
Family Rooms:  
Dining Rooms: 0.0

Full Baths: 2.0  
Half Baths: 1.0  
Other Fixtures: 1.0

Year Built: 1994  
Finished Living Area: 4,036

Fireplace Openings: 2.0  
Fireplace Stacks: 1.0

Basement Garage(s): 0.0  
Basement Finished: No



### AREA

First Floor: 2,017  
Upper Floor: 2,019  
Attic: 0  
Half Story: 0  
Crawl: 0  
Basement: 2,017

### VALUES

(by tax year)		Land	Improvement	Total
2021	Market	237,100	465,400	702,500
	CAUV	69,330	0	69,330
2020	Market	237,100	456,600	693,700
	CAUV	69,330	0	69,330
2019	Market	175,600	381,100	556,700
	CAUV	71,800	0	71,800

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/11/2022	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LEE R PATRICK & REBECCA
12/08/2021	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LEE R PATRICK TRUSTEE
03/21/2016	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LEE REBECCA F & R PATRICK
02/18/2009	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LEE REBECCA F

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 PL1 - Pool - Standard In Ground	2000	800	11,200
1 PB2 - Pole Barn Average Slab 4 Side	2000	2,400	32,600
3 LT2 - Lean To CF	2000	1,080	9,000
4 PB3 - Pole Barn Average Dflr 3 Side	2020	720	10,700
6 SH2 - Shelter House Economy	2010	480	8,400
5 CP1 - Canopy Unfinished	2000	1,200	13,600
7 SH8 - Shed - Personal Property	2000	96	0
8 PA1 - Patio Concrete	2000	960	3,400

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	5783.45	5783.45	11566.90
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	5783.45	5783.45	11566.90
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	5783.45	5783.45	11566.90